

Application Recommended for Approval with Conditions

HOU/2020/0422

Town and Country Planning Act 1990

New boundary wall, piers and entrance gates, with planting zone in front.

5 Pennine Grove Padiham BB12 9AB

Gawthorpe

The application is before committee following receipt of objections.

Background:

The application site is located within the defined development boundary as designated in Burnley's Local Plan. The site comprises a two-storey semi-detached house set back from the cul-de-sac Pennine Grove with a large drive to the east (side) of the dwelling and amenity space to the rear and west (side) of the dwelling. The dwelling is accessed of the main highway, Pennine Grove via a small turning head.



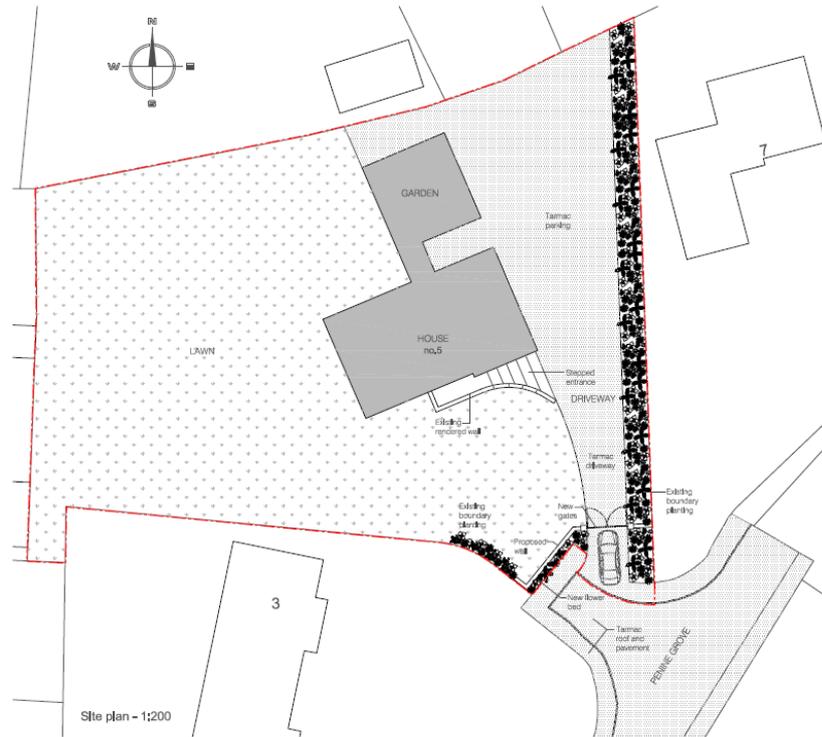
Photo 1: Front of no. 5



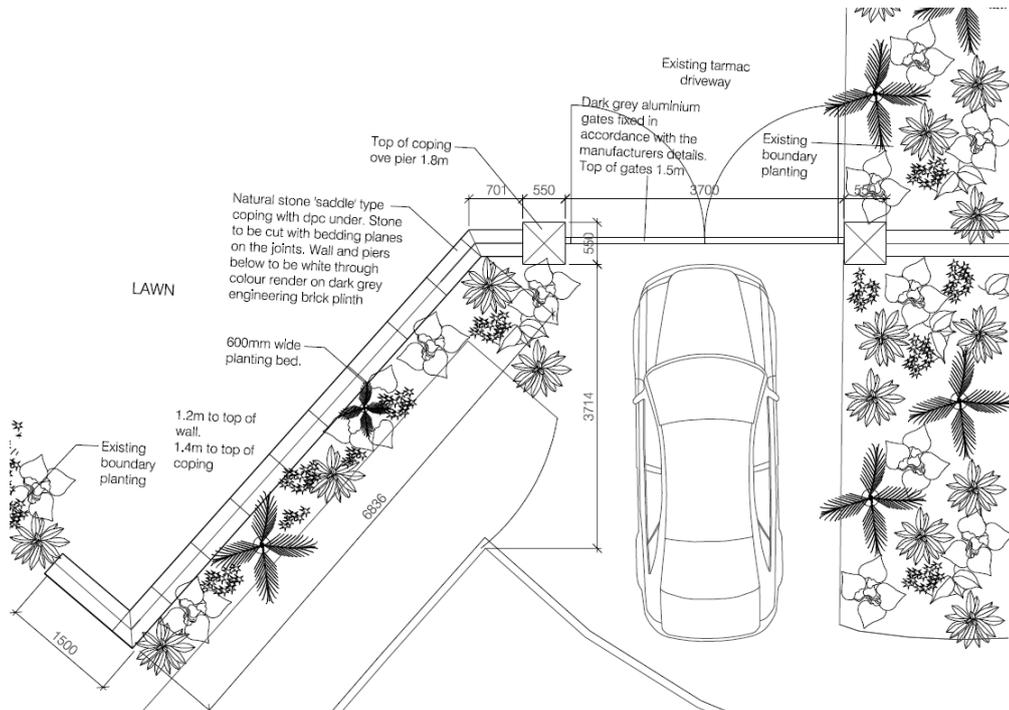
Photo 2: Rear of no. 5 (left) and no. 7 (right)

Proposal:

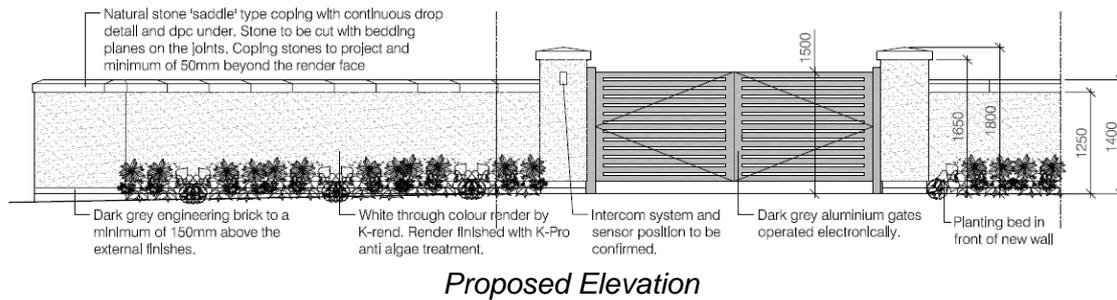
Plans show



Proposed block/ site plan



Gates and boundary wall Floor Plan



Relevant Policies:

Burnley's Local Plan 2018

HS5 – House Extensions and Alterations
 SP5 – Development Quality and Sustainability

NPPF 2019

Site History: None

Consultation Responses:

Neighbours – 2 representations have been received raising the following concerns:

- No public notice has been posted
- Sets a precedent
- Detrimental to existing street scene
- Will create a claustrophobic and disjointed appearance

Planning and Environmental Considerations:

The principle of development

The site is located within the development boundary of the adopted Local Plan, as such policy SP4 states that development will be focused on Burnley and Padiham with development of an appropriate scale.

Main issues

- Impact on the character of the area including design and appearance
- Impact on amenity of neighbours
- Impact on highway safety

Impact on the character of the area

Local Plan policy SP5 sets out requirements for the design quality of all types of development. Policy HS5 further sets out specific requirements for the design of house extensions and alterations.

Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The proposed boundary wall and gates have been set behind existing and proposed boundary planting beds, with the proposed gates being located approximately 5.5m from the highway Pennine Grove. The proposed wall would have a maximum height of approximately 1.4m tall with the gate and gate post measuring approximately 1.5m tall and 1.8m tall, respectively. The proposal would be constructed using materials found within the host property.

The surrounding cul-de-sac of Pennine Grove is comprised of many differing house types and designs denoting the times and periods they were constructed or altered; while the close does benefit from a somewhat open plan feel, the differing house types and location of these dwellings within their plots do not delineate a strict pattern of development. The proposed boundary wall and gates while not a common feature are not considered, due to their height and location, to result in any significant negative impact on the visual amenity or character of the surrounding local area, that would warrant a refusal of the application.

Impact on the amenity of neighbours

Policies SP5 and HS5 seek to ensure that development does not result in an unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reasoning of overlooking, lack of privacy or reduction of outlook or daylight.

Due to the location of the proposed boundary wall and gates as well as the height and nature of the proposal, it is not considered that the granting of this consent would result in any significant negative impact on the residential amenity of neighbouring properties or their occupiers.

Impact on highways

The proposal will not result in any change to the available off street parking at the application property, the amount of available manoeuvring space allows for vehicles to enter and exit the site in a forward gear, with the proposed gates being set back far enough to allow for vehicles to pull off the public highway while waiting for the gates to open. As such the proposal is considered to meet the requirements as sought by Local Plan Policy IC3 in that the proposal is considered to have been carefully designed in a way that is safe and appropriate for the street scene.

Conclusion

The proposed development is acceptable in principle, will not have an unacceptable impact on the character of the dwelling and local area and will not have an unacceptable impact upon neighbouring amenity.

Recommendation: Approve subject to conditions

1. The development must be begun within three years of the date of this decision.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy SP5 of Burnley's Local Plan (July 2018).